



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 1 1 OBERON STREET, DANDENONG NORTH 3175

Unit



2 beds



1 baths



2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

## Range \$400,000 - \$440,000

### Median sale price

Median Unit for **DANDENONG NORTH** for period **Oct 2017 - Apr 2018**

Sourced from **PRICEFINDER**.

## \$482,000

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**2/11 Jeffrey street,**  
DANDENONG NORTH 3175

Price **\$430,000** Sold 09  
April 2018

**1/4 Louis Avenue,**  
DANDENONG 3175

Price **\$430,000** Sold 08  
February 2018

**1/145 Carlton Road,**  
DANDENONG NORTH 3175

Price **\$460,000** Sold 20  
December 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from PRICEFINDER.

### Raine & Horne Greater Dandenong

Shop 101 Dandenong Plaza, L01, 23  
- 57 walker street,  
Dandenong VIC 3175

### Contact agents



**Himanshu Malhotra**  
Raine and Horne

03 9793 9793  
0459 160 701  
[him.malhotra@dandenong.rh.com.au](mailto:him.malhotra@dandenong.rh.com.au)



**Narges (Nadia) Behzad**  
Raine and Horne

03 9793 9793  
0457 160 701  
[narges.behzad@dandenong.rh.com.au](mailto:narges.behzad@dandenong.rh.com.au)